



20 Burcott Road, Wells, BA5 2EQ

£379,950 Freehold

COOPER
AND
TANNER



20 Burcott Road, Wells, BA5 2EQ

 3  2  1 EPC D

£379,950 Freehold

DESCRIPTION

A splendid three bedroom Victorian terraced house set on Burcott Road with gardens and private parking. The property is beautifully presented throughout and offers the perfect balance of period features and modern convenience.

Upon entering the house is an entrance hall with mat well, dado rail, coving and original stained-glass half glazed door. Leading off the hall is the attractive sitting room, brimming with original features including a large square bay window, cornice, ceiling rose, picture rail, shelved alcove and stone fireplace with slate hearth and 'Chesneys' woodburning stove as the focal point. This bright and charming room offers plenty of space for comfortable seating and additional furniture. At the far end of the hall, the stained-glass door opens to the dining room with painted floorboards, cast iron fireplace with open fire and tiled hearth, coved ceiling, dado rail and window to the rear with view over the garden. This spacious room benefits from an understairs storage cupboard, ideal for coats, shoes and day to day storage, along with the staircase leading to the first floor. There is ample space to accommodate a dining table and chairs to seat six to eight people. Adjacent to the dining room is the kitchen with bespoke solid wood cabinets with ambient under cabinet lighting and finished in a soft 'Old White' colour, topped with granite worktops. Within the kitchen is a marvellous pantry cupboard, Belfast sink, integrated Neff dishwasher and plate rack. The 'Stoves' cooker with induction hob is available by separate

negotiation. At one end is an exposed brick chimney breast with built-in shelving, a tall cupboard housing the Worcester combi boiler (fitted in 2019) and a contemporary tall radiator. The utility room is a useful space featuring full height fitted storage with double doors, enamelled sink, space and plumbing for a washing machine and door to the rear garden. The ground floor bathroom is beautifully finished and features encaustic patterned floor tiles, bath with shower overhead, WC, traditional basin, column radiator, built-in cupboard and soft blue tiles.

From the dining room, stairs rise to the first floor with two of the three double bedrooms and a WC. To the front of the property is the generously proportioned principal bedroom with two windows to the front. This delightful room features a coved ceiling, built-in wardrobes with hanging space and additional cupboards above and ample space for bedroom furniture and additional seating. The second double bedroom, currently presented as an office has a window to the rear, overlooking the garden and a shelved alcove. Accessed from the landing is the WC with toilet and basin. The landing has a window to the rear, again with a view over the garden, and a staircase leading to the second floor. On the second floor is the spacious third bedroom with glazed door, vaulted ceiling, half height built-in cupboard and eaves storage. This bright room features a dormer window to the front with views over rooftops to the surrounding Somerset countryside.









OUTSIDE

To the front of the property is a gravelled parking area with space to park one to two cars. To one side are raised planters made of oak and planted with shrubs and flowering plants. To the other side is a pathway leading to the front door.

The rear garden, which is accessed from the utility room, is divided into two areas. To the side of the house is a gated area with space for seating, pots and storage. Through the gate is the main part of the garden with two block-built sheds, offering plenty of useful storage. Beyond the sheds the garden opens up to a large area laid to bark chippings and perfect for outside seating and entertaining. From here is an area of lawn flanked by wide borders planted with spring bulbs and mature shrubs including Pittosporum, Bay and climbing roses. At the rear is a sunny patio, again ideal for outside furniture. In the rear corner a gate opens to a private shared pedestrian access which leads to a lane - which can be accessed a little further along Burcott Road.

LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets,

cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the Wells office, in Broad Street, continue along Priory Road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 100 metres and number 20 can be found on your right.

REF:WELJAT10032026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells

Burcott Road, Wells, BA5

Approximate Area = 1066 sq ft / 99 sq m
 Limited Use Area(s) = 113 sq ft / 10.4 sq m
 Total = 1179 sq ft / 109.4 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Cooper and Tanner. REF: 1403518

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

**COOPER
 AND
 TANNER**



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.